



CITY OF HAYWARD
AGENDA REPORT

Planning Commission
Meeting Date 07/13/00
Agenda Item 1

TO: Planning Commission

FROM: Maret Bartlett, Redevelopment Director

SUBJECT: **Consideration of an Amendment to the Preliminary Plan for the Downtown Hayward Redevelopment Project - Mission-Foothill Boulevard Corridor**

RECOMMENDATION:

It is recommended that the Planning Commission adopt the attached resolution approving the Amended Preliminary Plan, and forward it to the Redevelopment Agency.

BACKGROUND:

On February 15, 2000 the Hayward City Council approved a Survey Area for an amendment to the Downtown Hayward Redevelopment Project Area (see Attachment A - Survey Area Map). On June 20, 2000 the Redevelopment Agency reviewed the findings of a Feasibility Analysis for the proposed Plan Amendment prepared by GRC Redevelopment Consultants. The purpose of this report was to provide an initial assessment of whether the required physical and economic blight criteria for adoption of a plan amendment could be met within the Survey Area, and to review the scope of the proposed plan amendment. The Feasibility Report is attached for your review (Attachment B). Following its review of the report, the Agency Board indicated that staff should proceed with the plan amendment process.

The proposed plan amendment would add approximately 780 acres to the existing 610-acre project area. The added area consists of two sub-areas. The first sub-area consists of additions in the North Hayward area, including the north end of the Foothill Boulevard corridor from Mattox Road to Hazel Avenue, and the north end of Mission Boulevard corridor from the northerly City boundary at Rose Street to A Street. The second sub-area extends along the Mission Boulevard corridor from Jackson Street south to the City boundary at approximately Tamarack Drive, and includes land west of Mission Boulevard to the east side of the BART tracks.

The amendment area includes the northern entries to Hayward for both Mission and Foothill Boulevards, the South Hayward BART Station, Moreau High School, the auto row area along Mission Boulevard, and the Hayward Plunge. Much of the amendment area lies along the western edge of the proposed Route 238 right of way. Finally, the proposed amendment includes two areas that are currently outside of the existing City limits, including a portion of

the north Foothill Boulevard corridor, and the La Vista Quarry east of Mission Boulevard at Tennyson Road. While the City has proposed annexation of both these areas, the County would need to approve of their inclusion within the Hayward Redevelopment Project Area.

THE AMENDMENT TO THE PRELIMINARY PLAN:

The next step in the process of considering a redevelopment plan amendment is consideration and approval of an Amendment to the Preliminary Plan by the Planning Commission. The Preliminary Plan is a brief document that outlines the basic concept for redevelopment within the amended Project Area. The required contents of the Preliminary Plan are defined under California Redevelopment Law, and are summarized in the Amendment to the Preliminary Plan (see Attachment C). It is important to point out that the Preliminary Plan does not commit the City to amending the Redevelopment Plan for the existing project area. It is merely a required initial step in the formal consideration of the suitability of such an amendment. The proposed amendment area boundaries that are established with this Amendment to the Preliminary Plan may later be modified by the Planning Commission. Such changes are subject to approval by the Agency.

The Amendment to the Preliminary Plan states that the proposed plan amendment will conform to the City's General Plan, Zoning Ordinance and other adopted City land use policies and plans as the development standards for the proposed amendment area. There are specific references made to the North Hayward, Mission-Foothills, Mission-Garin and Fairway Park neighborhood plans. Among the policies cited are those which:

- encourage clustering of higher density and transit-oriented retail and housing development, particularly around the South Hayward BART Station;
- Encourage the consolidation of Auto Row, and improvements to enhance its functioning and aesthetics;
- Pursue infrastructure improvements, including sidewalks, curb and gutters, drainage and utility undergrounding;
- Improve view corridors on major streets and entryways to Hayward with additional landscaping and focal points.

NEXT STEPS:

If the Planning Commission approves the Amendment to the Preliminary Plan, the Redevelopment Agency Board will consider it in late July. Upon Agency approval of the Amendment to the Preliminary Plan, all taxing agencies within the proposed amended project and the State Board of Equalization would be notified of the Agency's intent to prepare an Amended Redevelopment Plan.

The Agency Board will then consider expanding the Hayward Redevelopment Area Committee (HRAC) to include representation from the proposed amendment area, and staff and the consultants will prepare public mailings and schedule both community meetings and the HRAC

elections. The HRAC is required to include representatives of residential owners, tenants, businesses and community organizations located within the amendment area. It is anticipated that the HRAC elections will take place in late September 2000.

In addition, the consultants will also proceed with the preparation of the Amended Redevelopment Plan, Draft Environmental Impact Report (EIR) and the Preliminary Report to Council. The Report to Council is the document that provides a detailed blight and fiscal analysis of the proposed Redevelopment Plan amendment. The above-mentioned documents will then be circulated to the Agency Board/City Council, the Planning Commission, and the HRAC, as well as the affected taxing entities. It is expected that these documents will be ready for circulation in January 2001.

In addition to the primary documents noted above, a number of additional documents will need to be prepared. Staff will conduct consultations with the affected taxing entities, and additional community workshops and meetings with the HRAC will be held. It is anticipated that the Planning Commission will hold a workshop on the draft Amended Redevelopment Plan and the EIR in the Spring of 2001, and subsequently meet to consider whether to recommend certification of the final EIR and to review the consistency of the Amended Redevelopment Plan with the City's General Plan. The final decision regarding whether to approve the amendment will come at a joint public hearing of the City Council and Agency Board. Staff currently projects that this joint public hearing will be held in June 2000.

Prepared by:

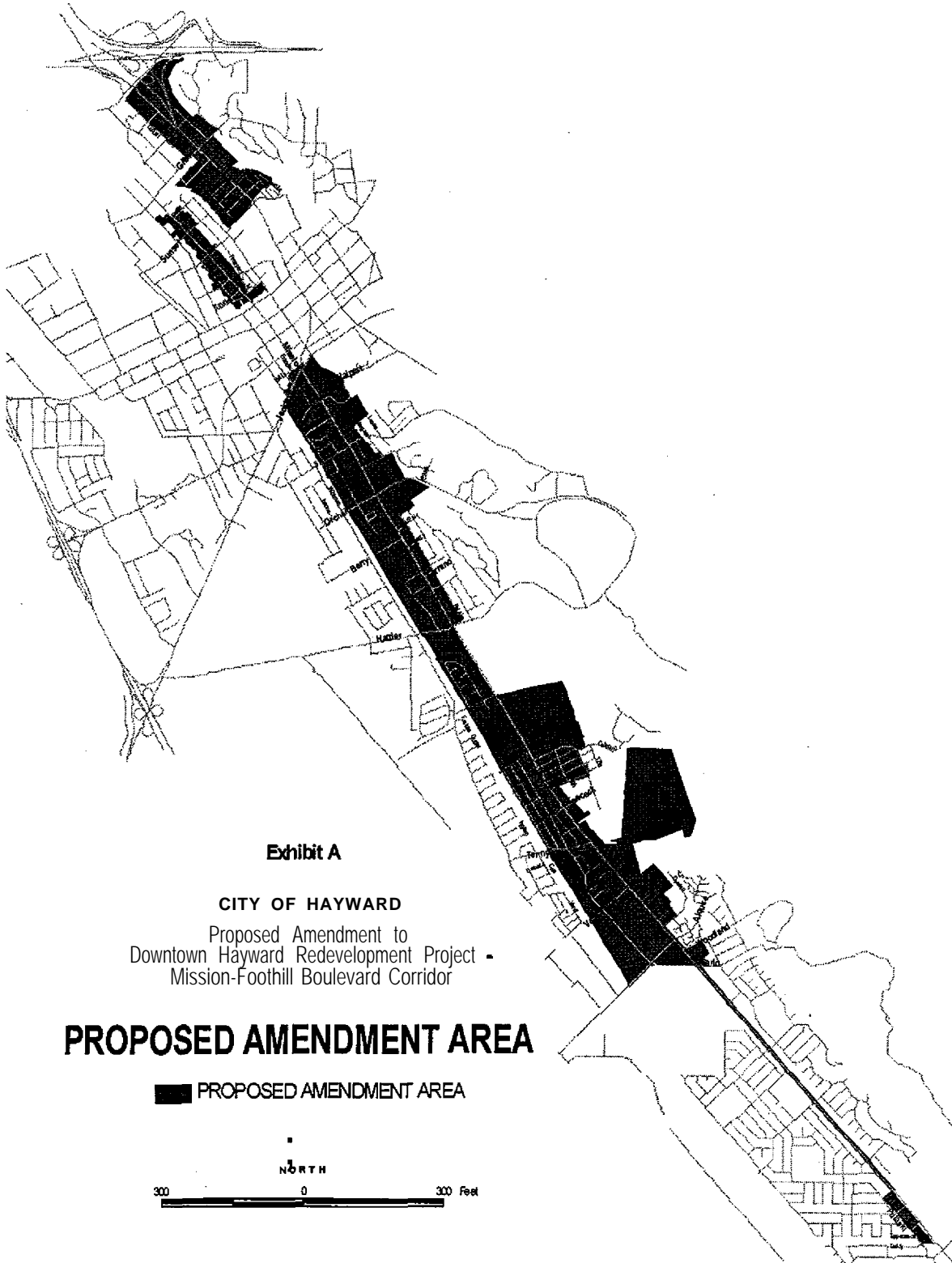


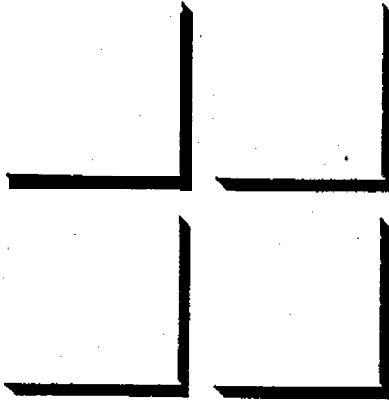
Maret Bartlett
Redevelopment Director

Attachments:

- A. Proposed Redevelopment Amendment Area Map
- B. Feasibility Analysis
- C. Preliminary Plan
- D. Resolution

EXHIBIT A






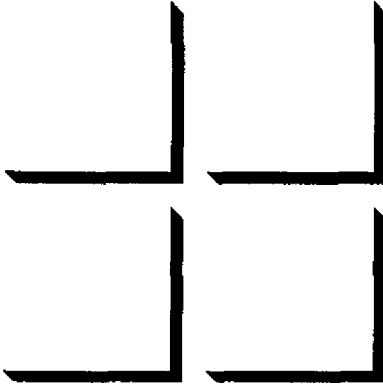
June 20, 2000

**Feasibility Analysis for
Proposed Amendment
to Downtown Hayward
Redevelopment -
Mission-Foothill
Boulevards Corridor**

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

 GRC REDEVELOPMENT CONSULTANTS
701 S. Parker Street
Suite 7400
Orange, CA 92868

Due to the length of the Exhibit,
copies are available in the Office of
the City Clerk or at the Hayward City
Library.



July 2000

Amendment to the Preliminary Plan for Downtown Hayward Redevelopment Project – Mission-foothill Corridor

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

The City of Hayward Planning Commission, and
The Redevelopment Agency of the City of Hayward



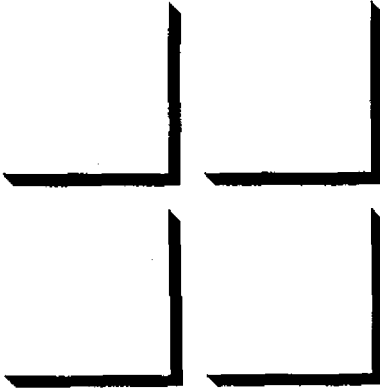
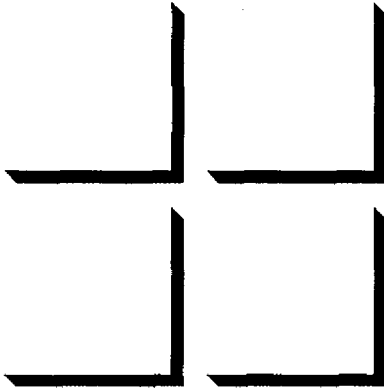


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- Exhibit A - Amendment Area Map
- Exhibit B-1 - General Plan Land Use
- B-2 - General Plan Land Use



PURPOSE OF THE PRELIMINARY PLAN

The City Council of the City of Hayward (the “City”) adopted the Downtown Hayward Redevelopment Plan by Ordinance No. 75-029 on December 30, 1975 and amended the Plan by Ordinance No. 87-009 on April 21, 1987 and by Ordinance No. 98-016 on November 10, 1998 (as amended, the “Existing Plan”). The Existing Plan established the Hayward Downtown Redevelopment Project Area as amended (the “Existing Area”) to be redeveloped in accordance with the provisions of the California Community Redevelopment Law (“CRL”).

The Redevelopment Agency of the City of Hayward (the “Agency”) believes that certain areas contiguous to the Existing Area may also benefit from redevelopment assistance. On February 15, 2000, the City Council approved a Survey Area and directed the Hayward Planning Commission (the “Planning Commission”) to select Amendment Area boundaries from within the Survey Area boundaries and to formulate the Preliminary Plan for the selected area. The Redevelopment Agency Board will **affirm** the decision of the Planning Commission regarding the Preliminary Plan.

The Planning Commission may later modify the proposed Amendment Area boundaries that are established with this Preliminary Plan. Such changes are subject to approval by the Agency.

This Preliminary Plan briefly describes the overall goals and purposes of the proposed amendment and is required as a basis for the subsequent development of a more definitive plan for redevelopment of the Amendment Area. It is important to point out that the Preliminary Plan does not commit the City to amending the Redevelopment Plan for the Existing Project Area. It is merely a required initial step in the formal consideration of the suitability of such an amendment.

PRELIMINARY PLAN CONTENTS

The Preliminary Plan is required by Section 33324 of the CRL to contain the following information:

- A description of the boundaries of the Amendment Area.
- A general statement of the land use, layout of principal streets, population densities, and building intensities and standards proposed as the basis of the redevelopment of the Amendment Area.
- A demonstration of how the purposes of the CRL would be attained by such redevelopment.
- A demonstration that the proposed redevelopment conforms to the General Plan.
- A general description of the impact of the project upon residents located within the Amendment Area and upon surrounding neighborhoods.

REDEVELOPMENT GOALS

The overall goals of the redevelopment effort are to alleviate blighting conditions by:

- Rehabilitating existing commercial, industrial, and residential properties.
- Stimulating new commercial, industrial, and residential construction.
- Constructing and improving infrastructure and other public improvements.
- Improving the overall aesthetics of the area, including streetscape improvements, weed abatement, and monument **signage**.
- Alleviating problems associated with uses that do not conform to the General Plan or are incompatible with adjacent uses.
- Reducing crime and graffiti through coordination of efforts with property owners, residents, businesses, and the Police Department.
- Assisting owner, business, and public agency cooperation and participation in revitalization efforts.
- Creating local job opportunities, and preserving and expanding the area's existing employment base.
- Assisting with the assembly of parcels into more-developable sites.

- Establishing modern, convenient commercial centers to serve the needs of the surrounding neighborhoods,
- Eliminating environmental hazards.
- Increasing, improving, and/or preserving the community's supply of housing, especially for low- and moderate-income households.
- Developing housing programs to assist with rehabilitation and home ownership.

These goals may be refined, expanded upon, or otherwise modified as part of the redevelopment plan adoption process.

PROPOSED AMENDMENT AREA *BOUNDARIES*

The proposed Amendment Area boundaries include all of the territory within the Amendment Area Map attached as Exhibit "A". A complete legal description and map of the Amendment Area will be available once the boundaries are adopted by the Planning Commission and affirmed by the Agency.

PROPOSED LAND *USES*

As a basis for the redevelopment of the Amendment Area, it is proposed that, in general the land uses in the Amendment Area shall be residential, commercial, commercial/high density residential (CHDR), and public uses. The following table estimates the existing land uses in the Amendment Area.

CONFORMANCE TO THE GENERAL PLAN

In accordance with State law, redevelopment activities in the Amendment Area shall conform to the Hayward General Plan. The Redevelopment Plan will provide for continuous land use conformity with the General Plan by including a provision that incorporates the General Plan by reference. This inclusion will ensure that the Redevelopment Plan will remain consistent with the General Plan even if there are changes to the General Plan, or if any Specific Plans are adopted. The maps attached as Exhibit "B" show General Plan land uses as by sub-area.

The following policies of the Hayward General Plan Land Use and Circulation Elements are relevant to redevelopment activities within the Amendment Area:

- Encourage transit-oriented development; where appropriate, encourage intensive new residential and commercial development within 1/2 mile of **BART** stations or 1/4 mile of major bus routes. Page III-53
- Recognize and enhance Hayward's strong position as a retail center for consumer durables such as automobiles; recognize need for visibility, seek consolidation of frontage into special use areas such as Auto Row, and buffer surrounding uses. Page V-10
- Concentrate commercial areas into more attractive shopping areas by breaking up underutilized commercial strips with areas of higher density housing, Page V-10
- Evaluate feasibility of further improvements at those intersections where congestion is projected in the future (e.g., Foothill/Jackson/Mission, **Mission/Carlos Bee**, Mission/Harder). Page III-55
- Enhance entrances to Hayward with distinctive planting, signing or architecture, Page IX-9
- Improve view corridors down major streets with additional landscaping and focal points at turns and reduction of overhead wires, billboards and excessive or unsightly **signage**. Page IX-9

PROPOSED LAYOUT OF PRINCIPAL STREETS

The principal streets in the proposed Amendment Area include Foothill Boulevard and its intersections with Mattox Road/Castro Valley Boulevard and Grove Way, and Mission Boulevard and its intersections with Jackson Street, Orchard Avenue/Carlos Bee Boulevard, Harder Road, Tennyson Road, and Industrial Parkway.

Modifications to the layout and routing of existing streets and/or alleys is possible during the implementation process if the amendment is approved. Other such changes may be proposed as redevelopment proceeds. It is expected that some street extensions and closures, paving, and other improvements, including the construction of curbs, gutters, and local drains, will occur.

PROPOSED POPULATION DENSITIES, BUILDING INTENSITIES, AND STANDARDS

The type, size, height, and density of all structures shall be established by the applicable federal, state, and local statutes, ordinances, and regulations, including, but not limited to, the Zoning Code, the Building Code, and the General Plan and Neighborhood Plans, as adopted or subsequently amended.

The proposed Amendment Area includes a large number of dwelling units. Under the General Plan, it is anticipated that additional dwelling units could be constructed in the proposed Amendment Area, either in residential areas or in under-utilized commercial areas. On the other hand, there are existing **dwelling** units that are located in areas not designated for residential purposes, and, as such, could be replaced over the life of the Redevelopment Plan. Overall, it is expected that the net resident population in the Amendment Area will increase over the life of the Redevelopment Plan.

ACTIVITIES MEETING THE PURPOSES OF REDEVELOPMENTLAW

In accordance with state law, redevelopment means the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, on property as may be appropriate or necessary in the interest of the general welfare.

Following that definition, the general objectives to be achieved in the Project Area include:

- a) Alleviating the causes and effects of blight.
- b) Constructing needed infrastructure improvements including, but not limited to, streets, curbs, gutters, sidewalks, sewer lines, water lines, drainage systems, and other public improvements in order to remove blighting influences.
- c) Promoting improvements in commercial, industrial, and residential areas, which will expand the local economic base and further reduce blight.
- d) Improving, increasing, and preserving the community's housing stock, especially for low- and moderate-income families.

Meeting these objectives will improve the physical and economic conditions in the Amendment Area, the City as a whole, and surrounding cities and communities. Therefore, redevelopment in the

Amendment Area clearly meets the purposes of redevelopment as defined in the CRL.

GENERAL IMPACT OF THE PROJECT UPON THE RESIDENTS LOCATED WITHIN THE AMENDMENT AREA, AND UPON SURROUNDING NEIGHBORHOODS

The Agency is expecting to include eminent domain authority in the Redevelopment Plan. Should future improvement activities actually eliminate residential units that are occupied by persons or families of low- or moderate-income, the Agency will be required to provide a like number of replacement units in the community. All persons relocated from the Amendment Area as a direct result of redevelopment activities of the Agency will be eligible to receive monetary relocation compensation. In addition, the Agency is required to set aside 20% of all tax increment revenue for the purpose of increasing, improving, and preserving the supply of low- and moderate-income housing. These funds may be spent either inside or outside the Existing Project Area and the Amendment Area.

Agency activities in the Amendment Area will serve to preserve and expand the local tax and employment base. These activities will have the benefit of providing more local employment opportunities. Expansion of the local tax base will -also result in an increased source of funding with which to support local programs and services for local residents.

The alleviation of blighting conditions by the Agency should also mean improvements to the physical and economic environment, which, in turn, will be directly or indirectly beneficial to all citizens of the City.

Potential physical impacts of the Redevelopment Plan will be discussed in an Environmental Impact Report, which must be certified by the City Council and the Agency prior to the approval of the amendment.

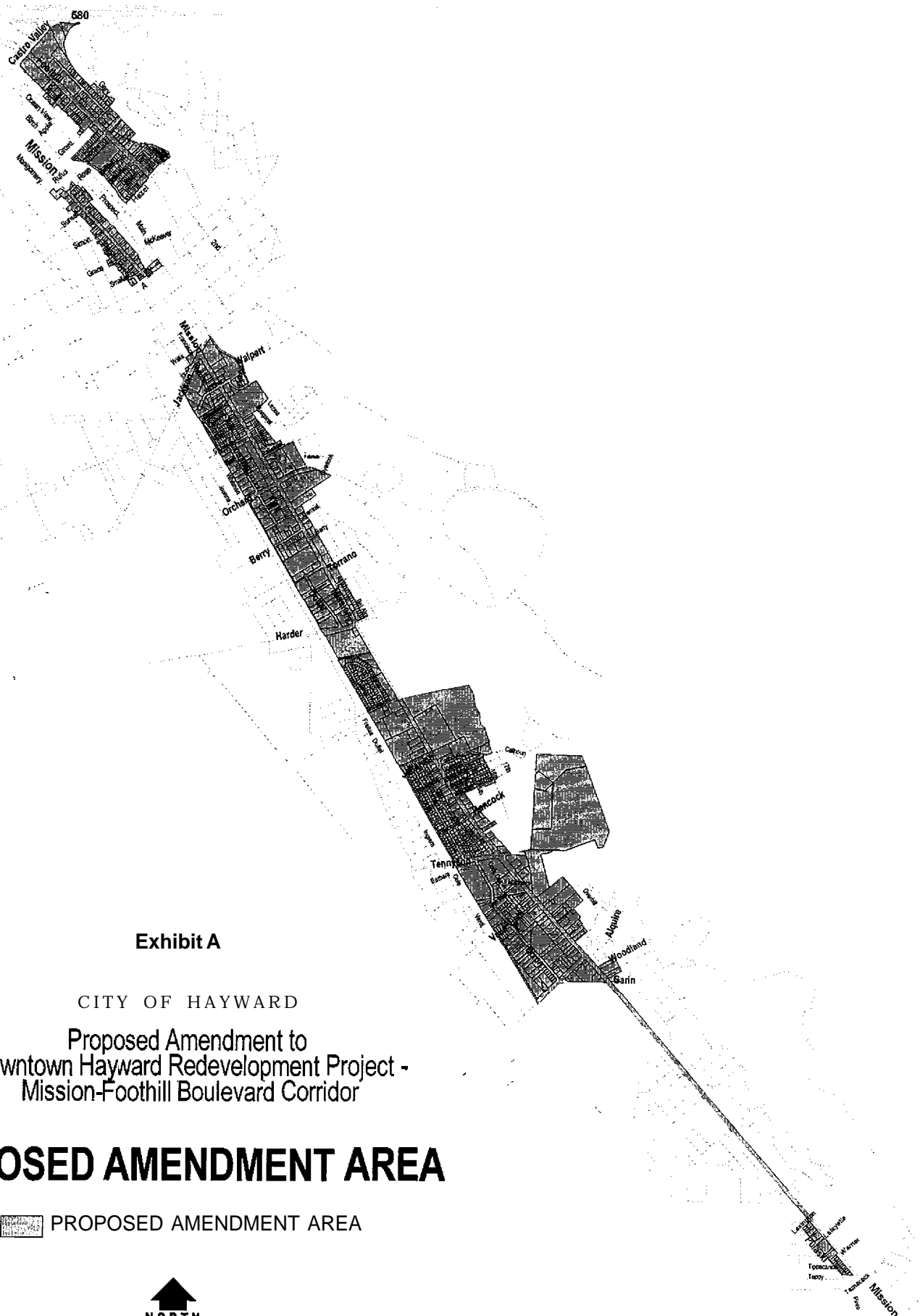


Exhibit A

CITY OF HAYWARD
Proposed Amendment to
Downtown Hayward Redevelopment Project -
Mission-Foothill Boulevard Corridor

PROPOSED AMENDMENT AREA

 PROPOSED AMENDMENT AREA




300 0 300 Feet

Exhibit B1

CITY OF HAYWARD
Proposed Amendment to Downtown Hayward Redevelopment Project Mission-Foothill Boulevard Corridor

GENERAL PLAN LAND USE - SUB AREA 1 -

Hayward General Plan Land Use Legend

	Residential
	Commercial
	Commercial/High Density Residential (CHDR)
	Public

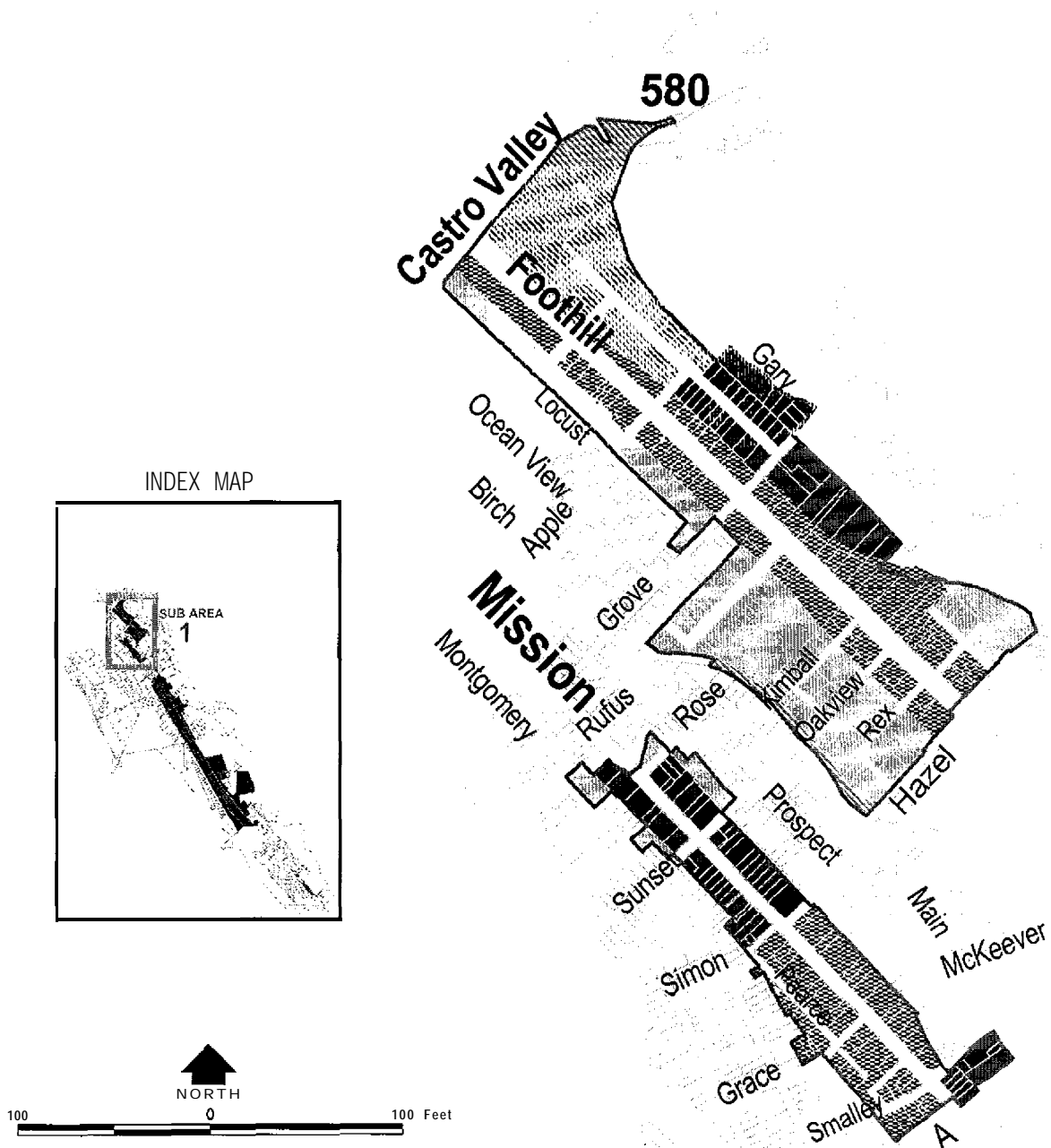
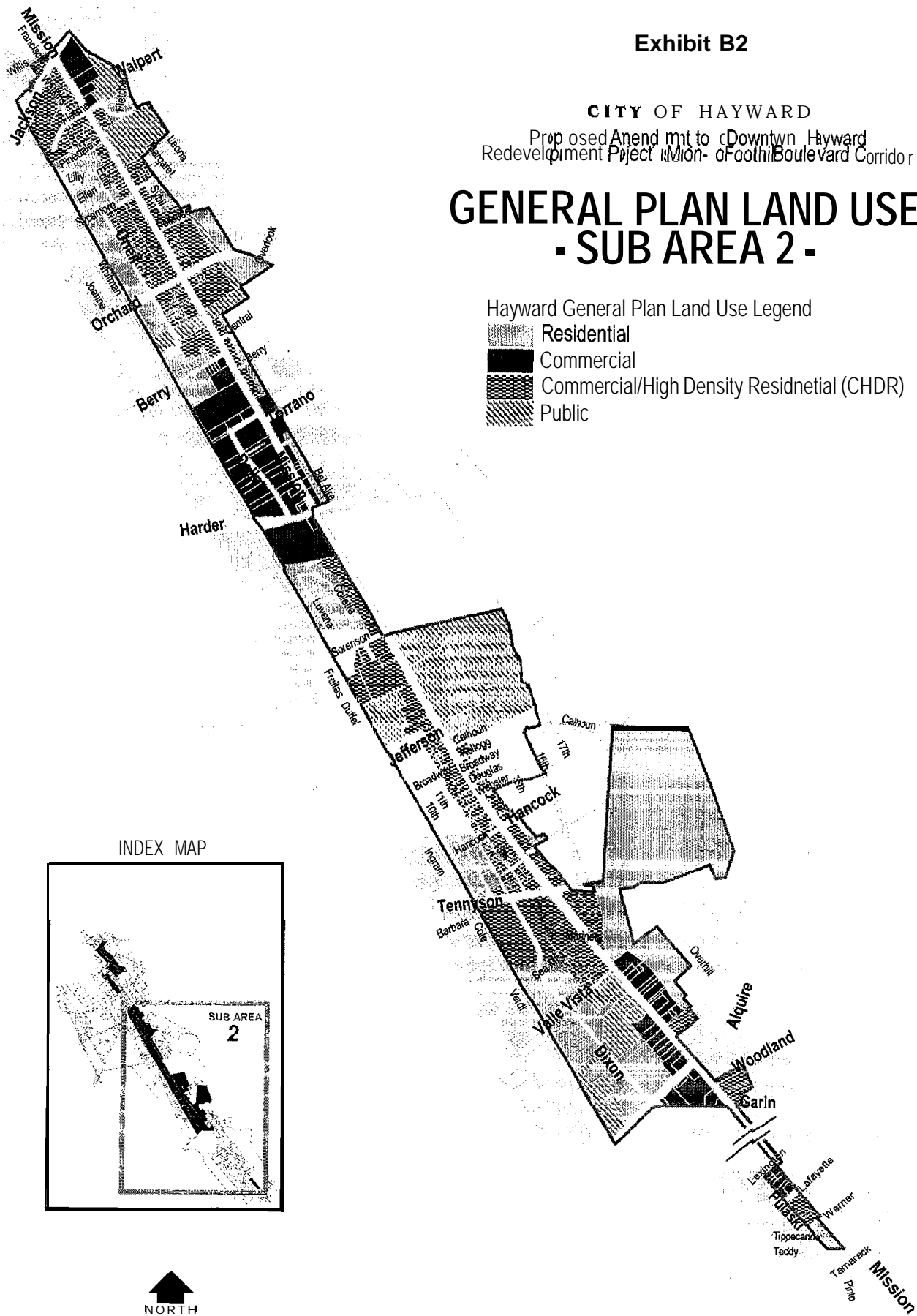


Exhibit B2

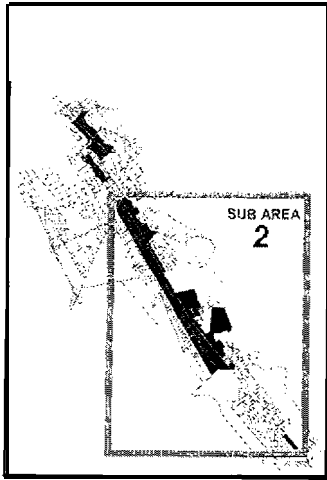
CITY OF HAYWARD
Proposed Amendment to Downtown Hayward
Redevelopment Project Mission-Foothill Boulevard Corridor

GENERAL PLAN LAND USE
- SUB AREA 2 -

- Hayward General Plan Land Use Legend
- Residential
 - Commercial
 - Commercial/High Density Residential (CHDR)
 - Public



INDEX MAP



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7/6/10

PLANNING COMMISSION RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAYWARD AMENDING THE BOUNDARIES OF THE DOWNTOWN HAYWARD REDEVELOPMENT PROJECT AND APPROVING AN AMENDMENT TO THE PRELIMINARY PLAN

WHEREAS, by Resolution No, 436 adopted on October 9, 1975, the Planning Commission of the City of Hayward (“the Planning Commission”) selected and designated the existing boundaries of the Downtown Hayward Redevelopment Project (the “Project”) and approved a Preliminary Plan (the “Preliminary Plan”) for ~~the~~ Project; and

WHEREAS, the City Council of the City of Hayward adopted Ordinance No. 75-029 on December 30, 1975, approving and adopting the Redevelopment Plan (the “Redevelopment Plan”) for the Project; and

WHEREAS, ~~the~~ Redevelopment Agency of the City of Hayward (the “Agency”) has proposed a further Amendment to the Redevelopment Plan to include additional area (the “Added Area”) within the boundaries of the Project Area; and

WHEREAS, by Resolution No. 00-022 adopted on February 15, 2000, the City Council amended the survey area to include the Added Area and found that the Added Area required study to determine if a redevelopment project or projects within said area are feasible; and

WHEREAS, the Planning Commission finds that it is in the public interest to amend the boundaries of the Project Area to include the Added Area; and

WHEREAS, the Planning Commission desires to amend the Preliminary Plan for the Project and submit said amendment to the Agency;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HAYWARD DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Planning Commission hereby amends the boundaries for the

Downtown Hayward Redevelopment Project to include the Added Area, as described in the “Legal Description of the Added Area,” attached hereto as Exhibit A and incorporated herein by reference, and as shown on the “Map of the Added Area,” attached hereto as Exhibit B and incorporated herein by reference. In the event it is necessary for clarification purposes to make minor, technical changes to the boundaries described in Exhibits A and B, which changes do not add or subtract area, the Planning Commission hereby finds and determines that any such minor, technical change for **clarification** purposes does not materially affect the boundaries ~~selected~~ and designated hereby for the preparation of an amendment to the **official** Redevelopment Plan for the Project.

Section 2. The Planning Commission hereby approves the Amendment to the Preliminary Plan (the “Amendment to the Preliminary Plan”) for the Downtown Hayward Redevelopment Project in the form attached hereto as Exhibit C and incorporated herein by reference.

Section 3. The Chairperson of the Planning Commission is hereby authorized and directed to submit the Amendment to the Preliminary Plan to the Agency for the preparation of an amendment to the official Redevelopment Plan for the Project.

PASSED AND ADOPTED this d a y o f _____ 2000, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman

ATTEST:

Secretary